



Self Storage Centers

100 KARINS BLVD

TOWNSEND, DE

DIVISION 7.
COMMERCIAL DISTRICT (C)

Sec. 66-345. Purpose.

The purpose of this district is to provide sufficient land area in appropriate locations for a variety of commercial activities providing a diversity of goods and services to meet both the needs of the local community as well as adjacent areas of the county. These areas should be concentrated primarily along certain existing thoroughfares where a general mixture of commercial and service activities already exist. The Commercial (C) Districts of the town are not to be characterized by extensive warehousing, frequent or heavy truck traffic, open storage of materials or other nuisances such as excessive noise, odor and dust normally associated with manufacturing and heavy industry. Land uses, businesses and buildings and structures constructed to support the permitted use in the Commercial (C) Districts should be developed to preserve, conserve and enhance the small town, pedestrian-oriented character of the town's center areas.

Comparable Businesses in Commercial Zoning within a 5-mile Radius

<u>Location</u>	<u>Zoning</u>		<u>Address</u>
Sentinel Self-Storage – Middletown	C-3	Employment/Regional Retail	504 Industrial Dr Middletown, DE 19709
Sentinel Self-Storage East	C-2	Downtown Commercial	213 E Main St Middletown, DE 19709
Reybold Lifestyle Self-Storage *in development*	C-3	Employment/Regional Retail	5260 Summit Bridge Rd Middletown, DE 19709
The Storage Mall – Unincorporated	CR & I	Dual Zoning: Commercial Regional & Industrial	893 Noxontown Rd Townsend, DE 19734
MOT Self-Storage – Unincorporated	CR	Commercial Regional	4522 Dupont Pkwy

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Estimated Physical Occupancy				
Facility Name	Address	NRSF	Vacant SF	% Occupancy
Primary Market Area				
Sentinel Self Storage - Middletown, DE	504 Industrial Dr, Middletown, DE 19709	54,623	2,425	96%
The Storage Mall - Townsend	893 Noxontown Rd, Townsend, DE 19734	74,211	750	99%
Sentinel Self Storage -East	213 E Main St, Middletown, DE 19709	33,440	525	98%
MOT Self Storage	4522 Dupont Pkwy, Townsend, DE 19734	47,503	550	99%
A Storage Depot - Middletown	730 Hedgelawn Way, Middletown, DE 19709	81,033	850	99%
	Total PMA	290,810	5,100	98%
Additional Facilities				
Sentinel Self Storage - Boyd's Corner	451 Boyds Corner Rd, Middletown, DE 19709	45,717	1,800	96%
Smyrna Self Storage	280A E Glenwood Ave, Smyrna, DE 19977	43,829	500	99%
DE Storage Clayton	89 Duck Creek Pkwy, Smyrna, DE 19977	19,059	725	96%

*The above data is sourced from a Feasibility Study conducted by Katherine D'Agostino of *Self-Storage Ninjas* on March 2nd 2023

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 **5x5** UNIT = **SMALL CLOSET**



Will hold a dresser, a small mattress set, and a variety of different sized boxes.

 **5x10** UNIT = **WALK-IN CLOSET**



Will hold furnishings of a med. bedroom, including a queen-size bed, dresser, TV, and a group of small/medium sized boxes.

 **10x10** UNIT = **AVERAGE BEDROOM**



Will hold the contents of an entire family room or two full bedrooms, including a # small/medium sized boxes.

 **10x15** UNIT = **LARGE BEDROOM**



Will hold the contents of up to three full bedrooms, and larger items such as pianos or large-screen TVs.

 **10x20** UNIT = **SINGLE CAR GARAGE**



Will hold the contents of a multi-bedroom house,

 **10x30** UNIT = **DOUBLE CAR GARAGE**



Will hold the contents of a large multi-bedroom house,

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Smithville

STORAGE BIN
Self Storage Centers

36 South New York Rd. (Rte. 9)

652-3223



OFFICE



STORAGE
11





MULLICA HILL SELF STORAGE



BOOKS
FOR SALE





Self Storage Centers

100 KARINS BLVD

TOWNSEND, DE

- SITE DATA**
- OWNER OF RECORD: LIFEHOUSE CHURCH INC
856 GREEN GIANT ROAD
TOWNSEND, DELAWARE 19734
 - ENGINEER / SURVEYOR: BECKER MORGAN GROUP INC
300 SOUTH GOVERNORS AVE
DOVER, DELAWARE 19904
302-74-7902
 - PROPERTY LOCATION: 100 KARINS BOULEVARD, TOWNSEND, DELAWARE 19734
LATITUDE: 39° 24' 17.82" GR83 - NAD83 (2011)
LONGITUDE: W 75° 41' 42.67" GR83 - NAD83 (2011)
 - TAX PARCEL NUMBER: 25-028-00-002
 - DEED REFERENCE: D.R. 20160303 014686
 - PLAT REFERENCE: 200910000604877
 - SITE AREA SUMMARY: 11.6702 ACRES ±
 - ZONING CLASSIFICATION: C - COMMERCIAL
 - SETBACKS:
C - COMMERCIAL FRONT YARD: 35 FT
SIDE YARD: 10 FT
REAR YARD: 10 FT
 - BULK REQUIREMENTS:
C - COMMERCIAL MINIMUM LOT AREA: 8000 S.F. (6,000 S.F. CORNER LOT)
MINIMUM LOT WIDTH: 50 FT
BUILDING HEIGHT: 35 FT
MAX LOT IMP COVERAGE: 75%
 - PRESENT USE: VACANT
 - LANDSCAPE REQUIREMENTS: 25' PLANTED LANDSCAPE BUFFER ALONG FRONT AND REAR OF PLANTED LANDSCAPE BUFFER ALONG LEFT SIDE (STREET SIDE)
 - ROAD CLASSIFICATION: SUMMIT BRIDGE ROAD - MINOR ARTERIAL (50 M.P.H.)
KARINS BOULEVARD - LOCAL ROAD (25 M.P.H.)
 - SURVEY DATUM: NGS MEANSEAVER
VERTICAL: NAVD 88 - X
HORIZONTAL: NAD 83 (2011) GSP - X
 - MONUMENTATION: 9 FOUND / 0 SET
LINEAR: US SURVEY FOOT
ANGULAR: DEGREES MINUTES SECONDS (DMS)
COORDINATE: GRID

BUILDING MIX SUMMARY

BUILDING	S.F.	CLIMATE CONTROLLED	S.F.	AMOUNT	TOTAL S.F.
BUILDING 1 INTERIOR FLOOR	+152,375	10 X 20	200	17	3,400
FLOOR CLIMATE CONTROLLED		10 X 30	200	32	6,000
BUILDING 1 EXTERIOR NON-CLIMATE CONTROLLED	+16,340	10 X 40	400	5	2,000
		10 X 45	450	6	2,700
TOTAL	+152,375				17,700

OPEN PARKING SUMMARY

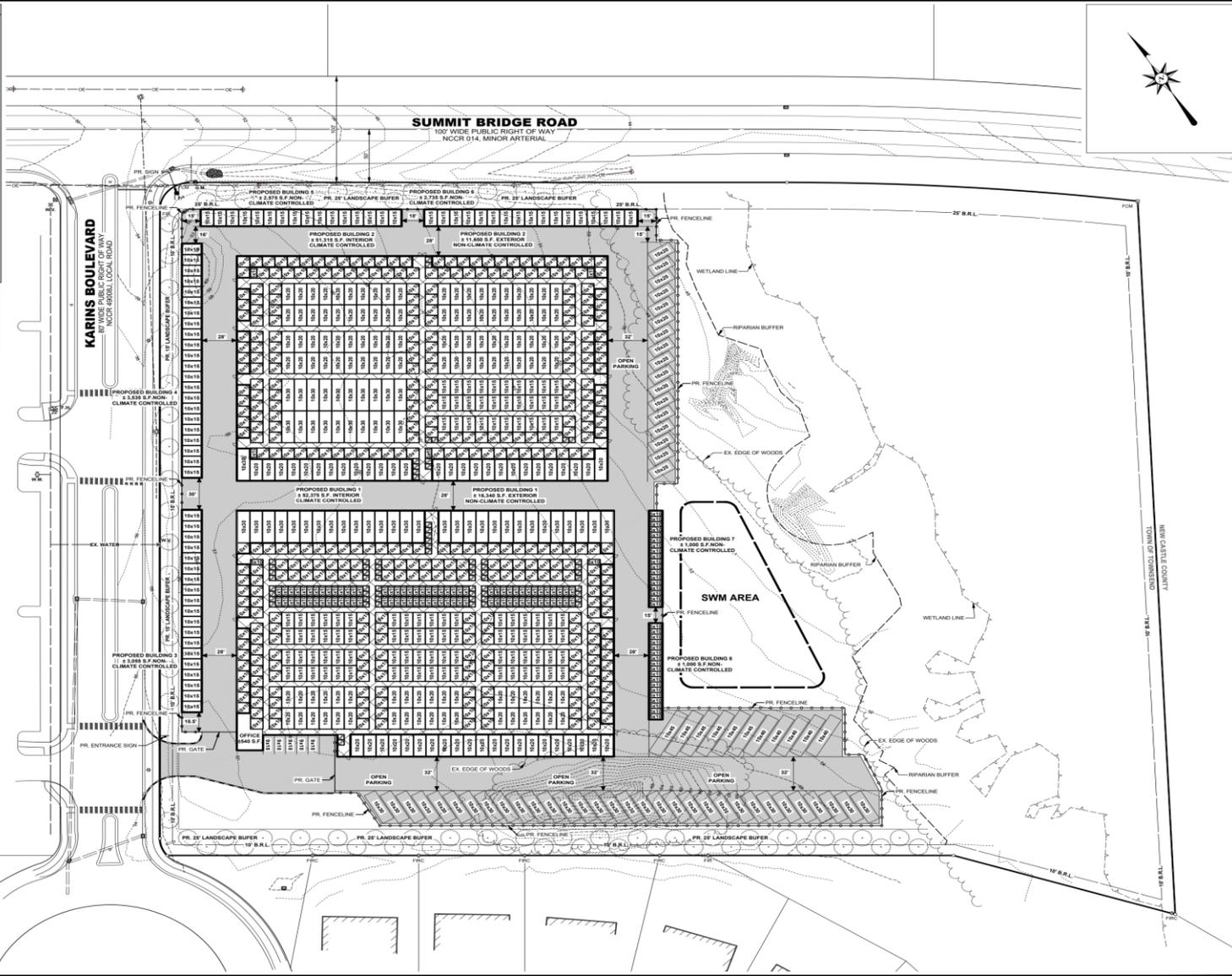
BUILDING	S.F.	CLIMATE CONTROLLED	S.F.	AMOUNT	TOTAL S.F.
BUILDING 2 INTERIOR FLOOR 1	+51,315				
BUILDING 2 EXTERIOR	+11,680				
BUILDING 3	+3,695				
BUILDING 4	+3,535				
BUILDING 5	+2,575				
BUILDING 6	+2,735				
BUILDING 7	+1,000				
BUILDING 8	+1,000				
TOTAL	+145,880				

TOTAL SUMMARY

UNIT MIX S.F.	AMOUNT	NET RENTABLE S.F.
BUILDING S.F.	+145,550	
PARKING S.F.	17,700	
UNIT MIX S.F.	120,925	
NET RENTABLE S.F.	138,625	

UNIT MIX SUMMARY

UNIT TYPES	UNITS	S.F.	AMOUNT	TOTAL S.F.
CLIMATE CONTROLLED INTERIOR FLOOR 1	5 X 5	25	89	1,725
	5 X 10	50	30	6,000
	10 X 15	150	102	15,300
	10 X 20	200	116	23,200
	10 X 30	300	20	6,000
NON-CLIMATE CONTROLLED DRIVE UP	2 X 10	30	36	1,800
	10 X 10	100	83	8,300
	10 X 15	100	74	7,100
	10 X 20	200	47	9,400
	10 X 30	300	31	9,300
TOTAL	47	120,925		

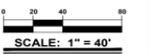


BECKER MORGAN GROUP
ARCHITECTURE ENGINEERING
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The Tower at STAR Campus
Newark, DE 19713
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Saltimore, MD 21201
410.546.9190
North Carolina
3333 Jacobs Drive, Suite 120
Wilmington, NC 28403
910.341.7600
www.beckermorgan.com

PROJECT TITLE
TOWNSEND SELF STORAGE

100 KARINS BOULEVARD
TOWN OF TOWNSEND
NEW CASTLE COUNTY, DE 19734

SHEET TITLE
CONCEPT PLAN



DATE: 06/28/23
PROJECT NO.: 2023136.00
DATE: 06/28/23
SCALE: 1" = 40"
DRAWN BY: C.T.R. | PROJ. MGR.: C.D.D.